



PDF Files Software - Please purchase license.

DATE: March 20, 2003

TO: File/Record/Applicant

FROM: Larry M. Leaman, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0012 – Site Development Permit for a temporary model home sales complex for the first sale of homes within Tracts 16350 and 16356.

Owner: Pultie Homes
Agent: Phil Coughlin, JL Hare Associates

I. NATURE OF PROJECT:

The proposed project is a site development permit to establish a temporary model home sales complex for the first sale of homes in Tracts 16350 and 16356. The model complex is located on "B" Street of Tract 16350 in Planning Area 4B of the Ladera Planned Community. The project consists of three (3) model single-family homes, located on lots 30, 31, and 40, and with a temporary sales office located within the model home on lot 30 within Tract 16350. The temporary parking lot is located on lots 29 and 33, which provide a total of eleven (11) off-street parking stalls, including one (1) handicapped stall. The project also includes typical signage, trap fencing, and a maximum of 10 pennant flags. In addition, the complex includes one temporary restroom facility adjacent to the parking lot and temporary walkways leading from the off-street parking area to the model sales office.

The development is proposed as conventional single family residential under the Ladera Planned Community. Therefore, the subject tracts shall be subject to the development regulations for conventional single family residential contained within the Ladera Planned Community.

It should be noted that the Plan 1 model floor plans provide a detached garage with living area above the garage on the second floor. The living area may either be constructed as a fifth bedroom or as a bonus room. The detached living area described above, may constitute a guesthouse due to separate ingress and egress from the primary dwelling area. Section 7-9-146.5(a) of the Orange County Zoning Code regulates guesthouses. However, because the living area over the garage is under 640 square feet, Section 7-9-146.5(a) of the Orange County Zoning Code permits the area as a guesthouse without any further discretionary permit. The applicant has illustrated for reference that an additional 0.5 parking spaces for each proposed Plan 1 home can be accommodated within each tract in addition to the off-street parking requirements of Section 7-9-145 of the O.C Zoning Code. Although additional parking is not required for guesthouses, it is good practice to provide the additional parking within each housing tract. It should also be noted that future

conversion of the detached living area over the garage into a second residential unit should be discouraged because of the requirement to provide one additional “off-street” parking for each second residential unit, which will be difficult to accommodate due to the design and layout of the subdivision.

Each single family dwelling will take vehicle access to a two-car garage from an alley. No parking is permitted in the alley. All garage entries shall be 5 feet or less or 17 feet or more from the back of curb of the alley. Further, all Plan 1 detached garage entries are required to be 5 feet from the back of the curb in order for the living area above to meet the development standard for rear setbacks. Under Zoning Code Section 7-9-127.1, one half width of the alley may be included as the rear setback as long as the minimum setback is not less than 15 feet, including half-width of the alley. In this case the alleys are proposed as 20 feet in width. A condition of approval has been included that requires specific review for the garage entry setback and maneuvering areas from garages.

II. REFERENCE: (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 “Temporary Uses and Structures”, together with the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Larry M. Leaman, Director, Planning and
Development Services Department

By: _____
Chad Brown, Chief
Site Planning and Consistency
Section

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval